



AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Christine Daniel
Assistant City Administrator

SUBJECT: Supplemental Report on Grant Agreement to Administer a Safe Haven Outdoor Navigation Center

DATE: October 19, 2017

City Administrator Approval

Date:

10/19/17

RECOMMENDATION

Staff recommends that the City Council receive this supplemental report regarding site selection criteria for the placement of Safe Haven/outdoor navigation centers whether operated by the City or another organization or community group.

EXECUTIVE SUMMARY

On October 3, 2017, the City Council received a report on Serving the Unsheltered Residents of Oakland. During the discussion, the Council directed staff to return to the Life Enrichment Committee with a set of criteria that are used to select properties for the location of outdoor navigation centers, provide locations that meet the criteria in each City Council District, include a community engagement plan prior to selecting a site, and provide an equity analysis of the site selection criteria.

BACKGROUND / LEGISLATIVE HISTORY

The Life Enrichment Committee (LEC) received a report in April, 2017 with funding recommendations to address homelessness in Oakland that included several strategies, including the concept of a pilot Safe Haven or outdoor navigation center. The Council subsequently provided funding for operation of one site in the adopted 2017-19 budget. Staff has been developing this model based on the experience of the Compassionate Communities pilot and is currently seeking an appropriate location for the center.

On July 11, 2017, the LEC also received a presentation from Feed the People/The Village organizers on an encampment model that would allow for publicly controlled land to be used by this group of people to manage an encampment with little to no City involvement to immediately reduce the number of encamped individuals on sidewalks and in the public right-of-way.

At the LEC meeting in July the Committee asked staff to return with a list of identified city owned property's and a cost analysis to explore pilot programs to temporarily house the unsheltered with the help of organizers such as Feed the People and the Village. On October 3rd, the Council received that report and provided the above referenced direction to return to the LEC.

Item: _____
Life Enrichment Committee
September 26, 2017

ANALYSIS AND POLICY ALTERNATIVES

Site Selection Criteria:

Staff has developed the following criteria for determining the most appropriate locations for Safe Haven/outdoor navigation center sites. However, we recognize we may not be able to meet all of these criteria for every site:

1. **Proximity to existing encampments:** experience indicates that the unsheltered population chooses to live in certain locations based on several personal factors. Establishing a site close to where the unsheltered already live will allow for the greatest likelihood that people will agree to participate.
2. **Proximity to public transit and major transportation corridors:** although many unsheltered persons live in vehicles, the majority rely on public transportation. Sites should also be convenient for pedestrians and bicyclists to get from the site to providers and services.
3. **Proximity to residential neighborhoods and other sensitive adjacent uses:** Ideally, adjacent properties would be non-occupied or occupied by potential partners such as churches or service providers. Although the Safe Haven/outdoor navigation center concept is a pilot and therefore not fully tested, experience with encampments indicates that providing a buffer from residential neighborhoods, schools, day care facilities, and youth facilities such as Head Start centers is critical.
4. **Access for service vehicles:** Regular garbage pick-up, servicing of portable toilets, delivery of supplies, portable shower trailers and emergency services all require vehicular access.
5. **Access to utilities and other amenities:** Ideally, sites would have electrical access for lighting, potable water and/or a sewer connection. Additionally, existing fencing and gates would allow for more effective site management once a site is established.

Site Specification Criteria:

The following are the criteria for the site layout based on the size of population served. The lot size acquired will determine the number of structures/tents that can be accommodated and participants served at one time. In addition, these elements will determine landscape/perimeter specifications, number of storage facilities needed, etc.

For a 10,500-sq. ft. +/- site using tuff sheds (20 accommodating two people each) for living, storage, and office space for 40 participants:

- Space for 20 sheds: 4,500 sq. ft. (225 sq. ft. per shed including open/maneuvering space immediately around each);
- Site Management & Case Management Office Shed (2): 450 sq. ft.
- 2 Porta-Potties plus wash station: 150 sq. ft.

- Storage Sheds (4): 480 sq. ft.
- Overall pedestrian circulation space among the sheds: 2,000 sq. ft.
- Landscape/exterior perimeter "buffer": 1,500 sq. ft.
- Common/food prep area: 500 sq. ft.
- Approx. 10% "open space/contingency" area: 1,000 sq. ft.

For a 9,000 -sq. ft. +/- site using tuff sheds (15 accommodating two people each) for living, storage, and office space for 30 participants:

- Space for 15 sheds 3,375 sq. ft. (225 sq. ft. per shed including open/maneuvering space immediately around each);
- Site Management & Case Management Office Shed (2): 450 sq. ft.
- 2 Porta-Potties plus wash station: 150 sq. ft.
- Storage Sheds (4): 480 sq. ft.
- Overall pedestrian circulation space among the sheds and/or tents: 2,000 sq. ft.
- Landscape/exterior perimeter "buffer": 2,000 sq. ft.
- Common/food prep area: 500 sq. ft.
- Approx. 10% "open space/contingency" area: 900 sq. ft.

For a 5,000 -sq. ft. +/- site using tuff sheds (10 accommodating two people each) for living, storage, and office space for 20 participants:

- Space for 10 sheds 2,250 sq. ft. (225 sq. ft. per shed including open/maneuvering space immediately around each);
- Site Management & Case Management Office Shed (2): 450 sq. ft.
- 2 Porta-Potties plus wash station: 150 sq. ft.
- Storage Sheds (2): 240 sq. ft.
- Overall pedestrian circulation space among the sheds and/or tents: 1,000 sq. ft.
- Landscape/exterior perimeter "buffer": 1,000 sq. ft.
- Common/food prep area: 250 sq. ft.
- Approx. 10% "open space/contingency" area: 500 sq. ft.

Staff strongly recommends each site contain an area for an office to allow for site and case management services to be located regardless of the living structures or level of service provided at a site. Staff also recommends that the overall size limitations be adhered to regarding the total number of people living at each site. The need to have circulation around tents/structures, a perimeter buffer, and dedicated common areas for meeting, cooking, or other activities is important and addresses common zoning and fire safety principles.

Additional Site Layout Criteria:

1. **Controlled Access:** there should be a single monitored entry point to ensure that only participants have access to the site for their safety and the protection of their belongings.
2. **Emergency Access:** Additional exit points should be located on the site to be used in an emergency situation.
3. **Placement of Site Manager:** Some level of sight management is necessary and whatever area is dedicated to this should be designed so the site manager has visual access to the entrance/exit for monitoring purposes.

Potential City Owned Available Sites in Each City Council District

In the previous report staff identified 3 possible sites that are in 3 different Council Districts (1, 3 and 5):

3831 Martin Luther King Jr. Way: This city owned lot is slated for future development of affordable housing units and is approximately 10,000 square feet. It is located in City Council District 1.

6th Street from Castro to Brush: This is an approximately 54,000-square foot parcel that is zoned for residential use and was recently sold by Caltrans to a private party. Staff is in negotiations with the owner currently. It is located in City Council District 3.

East 12th Street and 23rd Avenue: This site is a city-owned remainder parcel that is approximately 64,000 square feet and already has a homeless encampment located on it. It is located in City Council District 5.

The City Council asked staff to return with potential sites in all City Council Districts and staff has been applying the above criteria to identify potential City or other public agency owned sites. The following sites have been preliminarily identified; however, outreach to owners, Council offices and the communities surrounding each site has not yet occurred:

11 4th Street: this is a 65,000 square foot paved parcel at the end of 4th street. It is currently owned by the Peralta Community College District and is currently an underutilized parcel. It is located in City Council District 2.

3050 International Blvd: This 32,000 square foot site is located near Derby street and is flat, vacant and along the International Blvd Corridor, a major transit route. It is located in City Council District 5.

905 66th Avenue: This 274,000 square foot lot is located near San Leandro Street and is four tenths of a mile from BART (approximately a nine-minute walk). It is located in City Council District 6.

796 66th Avenue: This is a 197,000 square foot lot near the Oakland Coliseum that once housed an RV Retailer. It is already paved and is 4 tenths of a mile from BART It is located in City Council District 7.

Staff will continue to evaluate the database of City owned parcels to assess if there are other sites that fit the criteria. Staff has asked Alameda County about land they may have available for such a use. Additionally, some private parties have come forward and expressed interest in offering vacant parcels they own for such a use and if those parcels meet the criteria staff would explore them. Staff recommends working directly with the City Council offices to identify additional sites as well as the community engagement strategy around each potential site.

FISCAL IMPACT

This is an informational report and therefore has no fiscal impact.

PUBLIC OUTREACH / INTEREST

In early February, City staff began meeting with advocates who had been involved with the Village/Feed the People Project and as the group evolved has been named the Homeless Advocacy Working Group. This group includes many Oakland residents who have a strong interest in serving the unsheltered population. They provide input on a regular basis both in meetings and on-site at encampment cleaning operations to provide a stronger voice for the unsheltered community. Their support and advocacy has broadened the City's perspective on the best methods to serve this population.

COORDINATION

Several City Departments are involved with the recently created Encampment Management Team including the Human Services Department, the Public Works Department, the Fire Department, the Police Department, the City Administrator's Office and the Mayor's Office. Also, the Human Services Department holds extensive collaborative and funding relationships with County agencies and the non-profit service providers who serve the unsheltered population in Oakland.

SUSTAINABLE OPPORTUNITIES

Economic: Providing housing and services to the homeless to eliminate and prevent homelessness is an investment that has an immeasurable return when the impact it has on the lives of those individuals and the community at large is taken into consideration.

Environmental: The provision of housing for at-risk and homeless persons is intended to address the environmental degradation caused by homeless families and individuals precariously housed or living on the streets.

Social Equity: The expenditure of these funds is targeted to the most vulnerable and at-risk populations in this City and is providing essential and basic human services, housing and support.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive this supplemental report regarding site selection criteria for the placement of Safe Haven/outdoor navigation centers whether operated by the City or another organization or community group.

For questions regarding this report, please contact Joe DeVries, Assistant to the City Administrator, at 238-3803.

Respectfully submitted,



Christine Daniel
Assistant City Administrator

Prepared by:
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